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PLANNING DIVISION
COUNTY OF YORK



The Colonial Williamsburg Foundation

"THAT THE FUTURE MAY LEARN FROM THE PAST"

April 29, 2005

Timothy Cross, AICP
Principal Planner
York County Planning Division
224 Ballard St.
P.O. Box 612
Yorktown, VA 23690

Re: Comprehensive Plan Update

Dear Tim

Thank you for meeting with Alison Ewing and me last week to talk about the update of the County's Comprehensive Plan. Colonial Williamsburg owns five large tracts of land in York County: the southeast and southwest quadrants of the I-64/Route 143 interchange; the Carr's Hill tract west of Route 132; vacant land east of Route 132; and land south of Bypass Road and west of Route 132. Our comments on the planning staff's proposals for each of these areas follow. We would be most grateful if you would share these comments with the members of the Steering Committee.

Southeast and Southwest Quadrants of the I-64/Route 143 Interchange

The present designation of Economic Opportunity is proposed by staff to remain. We agree that it is an appropriate designation for these parcels.

Carr's Hill Tract

The Carr's Hill tract presently has two land use designations. The northern area is designated medium-density residential. The staff memorandum discussed at the April 14, 2005, Steering Committee meeting indicated that 540 homes could be built on this property, with all the traffic going to Waller Mill Road, and suggested changing the comprehensive plan designation to low-density residential in order to reduce the traffic impact on Waller Mill Road. The staff proposal to change the designation was predicated on two assumptions: that 540 or more building lots could be obtained; and that access would be from Waller Mill Road exclusively.

As we discussed, the topography of this parcel, the power line easement, and Colonial Williamsburg's requirement that any development of this property would have to maintain a visual buffer along this important entrance to Williamsburg all work toward reducing the maximum number of lots, so that even with the medium-density designation the number of lots undoubtedly would be much fewer than 540. For example, a preliminary lotting analysis under the present zoning (which conforms to the present Comprehensive Plan designation) yielded approximately 300 lots.

Any planning of this tract would need to include a circulation system that functions well internally and externally. There would need to be crossings that link the southern portion of the property with the northern portion. In addition to Waller Mill Road there could be at least one (Bypass Road) and perhaps two (Bypass Road and Route 132) additional means of access to the residential portion of Carr's Hill. Thus, the traffic impact on Waller Mill Road would be much less than posited by the staff memo.

In view of all this, we request that the present designation, medium-density residential, be retained. We are comfortable with including language in the Comprehensive Plan that would state that the higher residential densities are predicated on achieving access in addition to Waller Mill Road.

The commercial portion of the tract is designated as economic opportunity on the Comprehensive Plan. The planning staff has suggested a limited business designation.

Again, in any future development Colonial Williamsburg will require a visual buffer along Route 132. New entrances would be limited (i.e., access to individual businesses would not be provided from Route 132) and designed as sensitively as possible. The limited business zoning category does not provide the type of flexibility that is needed for the future use of this property. Thus, we request that the current designations remain in place or, if a change is necessary, be changed to general business.

East of Route 132

This area is designated as economic opportunity. The planning staff has suggested it be changed to limited business. For reasons cited above, we request that the current designation remain in place or, if a change is necessary, be changed to general business.

South of Bypass Road

This tract is designated as general business in the current Comprehensive Plan. The eastern portion of the property, in view of Route 132, is an area that Colonial Williamsburg intends to retain as wooded buffer. The western portion, however, is suitable for economic development. We request that the area retain its general business designation in order to facilitate uses consistent with those in the corridor.

Again, thank you for your willingness to consider our views on these properties. We consider the Route 143/132 corridor from I-64 to Williamsburg a critically important area. We believe that Colonial Williamsburg's objectives for the future use of these properties, protecting the visual experience of the traveler and encouraging sound development within those constraints, corresponds well with the County's objectives as we understand them.

Sincerely,

A handwritten signature in black ink that reads "Victoria Gussman". The script is cursive and fluid, with the first name and last name clearly legible.

Victoria Gussman, AICP
Director of Property Resources and Planning

Copy to: Mr. J. Mark Carter, Assistant County Administrator, York County
Mr. James Noel, Director of Economic Development, York County